



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 3-F-21-RZ

AGENDA ITEM #: 20

3-B-21-SP

AGENDA DATE: 3/11/2021

► **APPLICANT:** BALL HOMES, LLC

OWNER(S): David & Nancy Caldwell

TAX ID NUMBER: 117 02101

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 0 N. Campbell Station Rd.

► **LOCATION:** Northeast side of N. Campbell Station Rd., southeast of Hardin Valley Rd.

► **TRACT INFORMATION:** 60.98 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Campbell Station Rd is a minor arterial with a pavement width of 21 feet within a right of way width of 70 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek and Hickory Creek

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / HP (Hillside and Ridgetop Protection) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / HP (Hillside and Ridgetop Protection) / A (Agricultural)

► **EXISTING LAND USE:** Agriculture/forestry/vacant

► **DENSITY PROPOSED:** PR (Planned Residential) 4 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, adjacent to LDR (Low Density Residential) to the north

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Agriculture/forestry/vacant, single family residential - A (Agriculture)
South: Agriculture/forestry/vacant, rural residential - A (Agriculture)
East: Agriculture/forestry/vacant - A (Agriculture)
West: Single family residential, agriculture/forestry/vacant - A (Agriculture)

NEIGHBORHOOD CONTEXT: This area is primarily agricultural, vacant, forested and steep sloped land with two single family residential neighborhoods developed at densities between 1.9 and 2.5 dwelling units per acre.

STAFF RECOMMENDATION:

- ▶ Postpone to the April 8, 2021 Planning Commission meeting as requested by the applicant.

- ▶ Postpone to the April 8, 2021 Planning Commission meeting as requested by the applicant.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: 2362 (average daily vehicle trips)

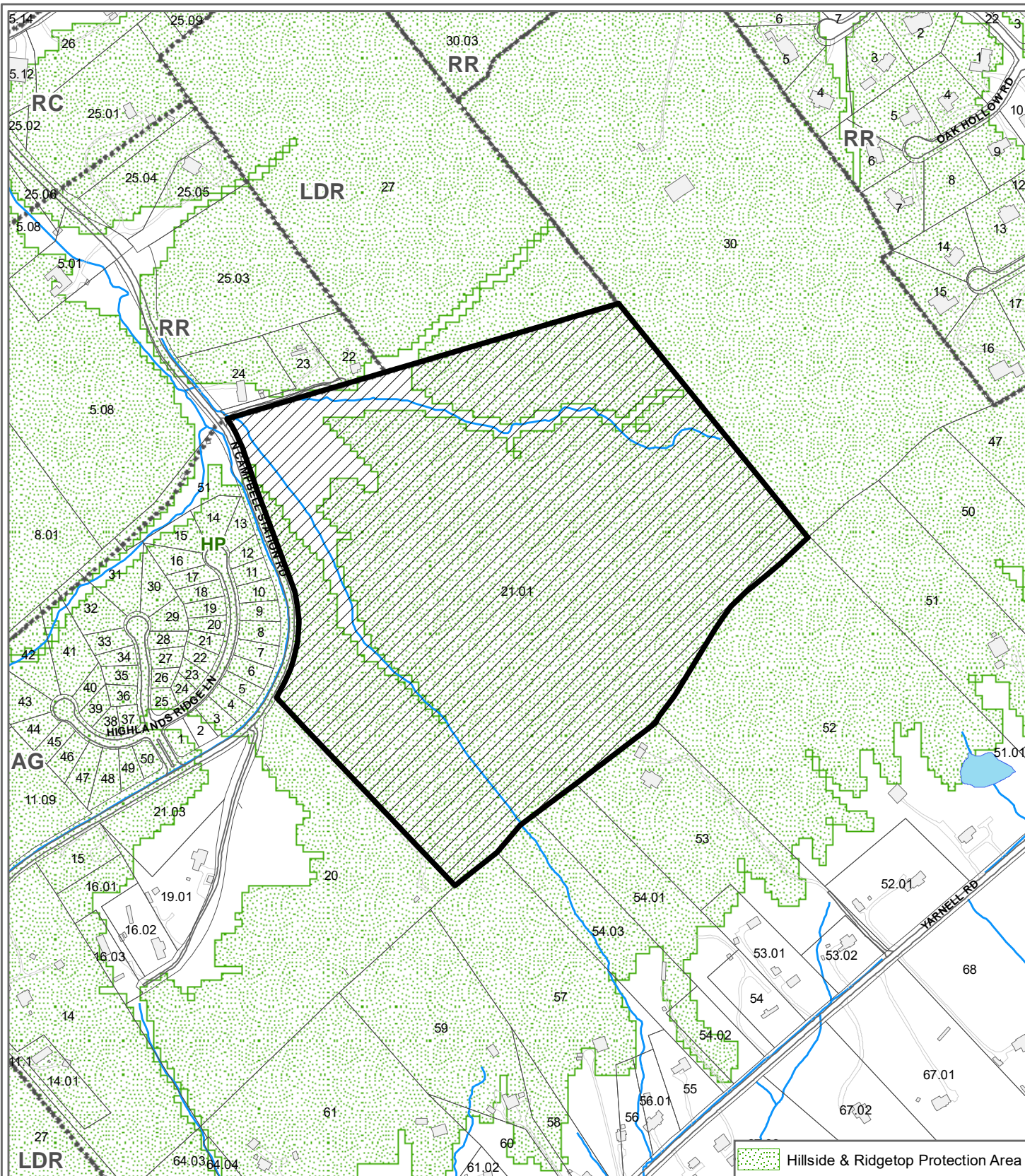
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 100 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 4/26/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**3-B-21-SP / 3-F-21-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural) HP (Hillside and Ridgetop Protection)

To: LDR (Low Density Residential) / HP (Hillside and Ridgetop Protection)



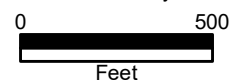
Original Print Date: 2/5/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

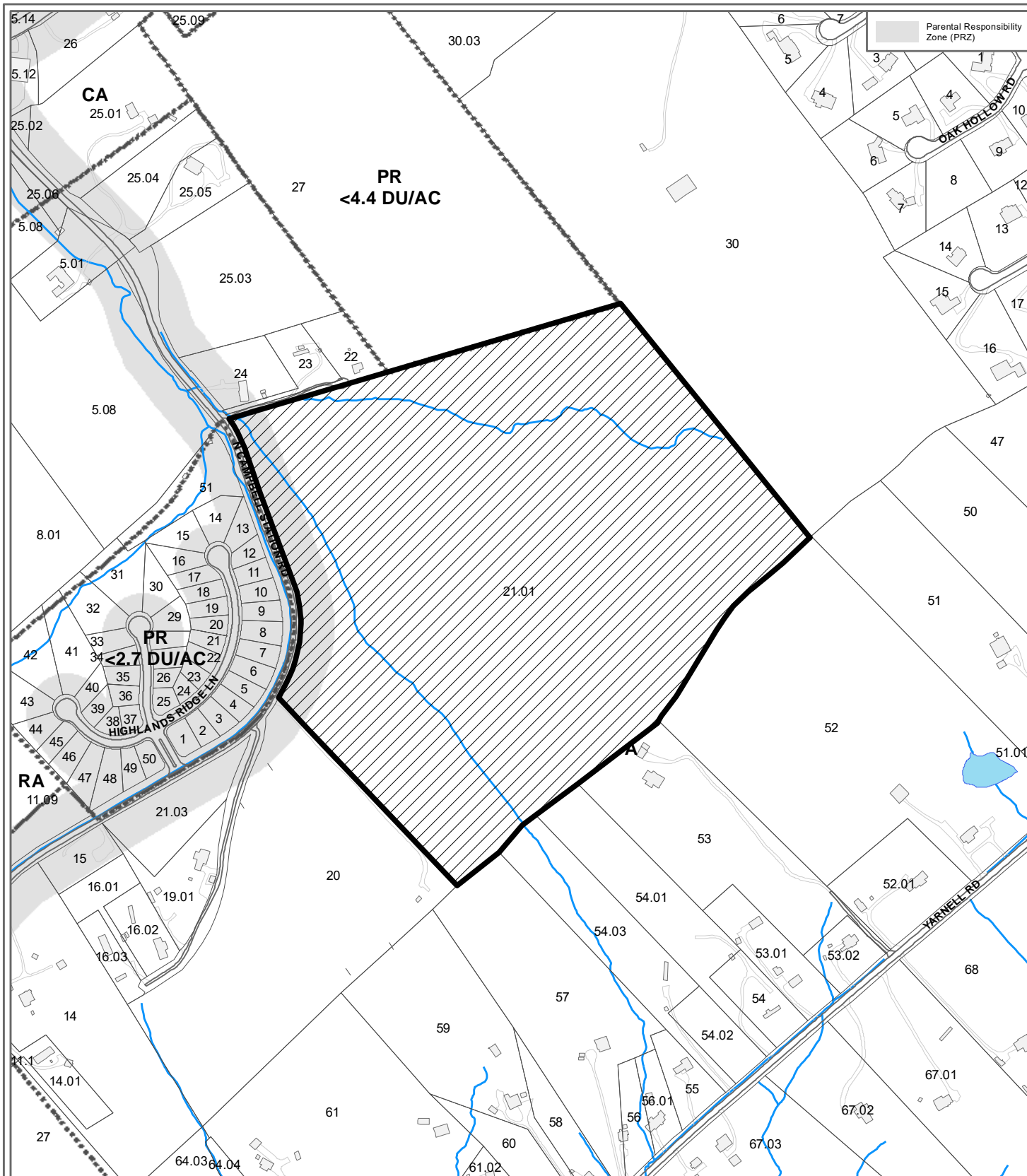
Revised:

Petitioner: Ball Homes, LLC

Map No: 117

Jurisdiction: County





3-F-21-RZ REZONING

From: A (Agricultural)

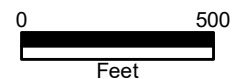
To: PR (Planned Residential)



Petitioner: Ball Homes, LLC

Map No: 117

Jurisdiction: County



Original Print Date: 2/5/2021

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Request to Postpone • Table • Withdraw

Name of Applicant: BALL HOMES LLC.

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 3-B-21SP, 3-F-21-R2

Date Scheduled for Planning Review: 3/11/2021

Date Request Filed: 3/1/2021 Request Accepted by: _____

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

APRIL 8th, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

TO COMPLETE TRAFFIC IMPACT LETTER.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: RYAN M. HICKEY

Address: 1914 Pinnacle Pointe Way

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-862-4774

Fax: 865-862-4775

E-mail: rhickey@ballhomes.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Ryan Hickey, Ball Homes, LLC has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of an amendment to the Sector Plan from Agriculture / Hillside Protection Overlay to Rural Residential / Hillside Protection Overlay, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on March 11, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #3-B-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	6.56	2.00	13.1
0-15% Slope	14.61	2.00	29.2
15-25% Slope	21.07	2.00	42.1
25-40% Slope	16.27	0.50	8.1
Greater than 40% Slope	2.72	0.20	0.5
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	54.67		80.0
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	61.23	1.52	93.2
Proposed Density (Applicant)	61.23	4.00	244.9

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

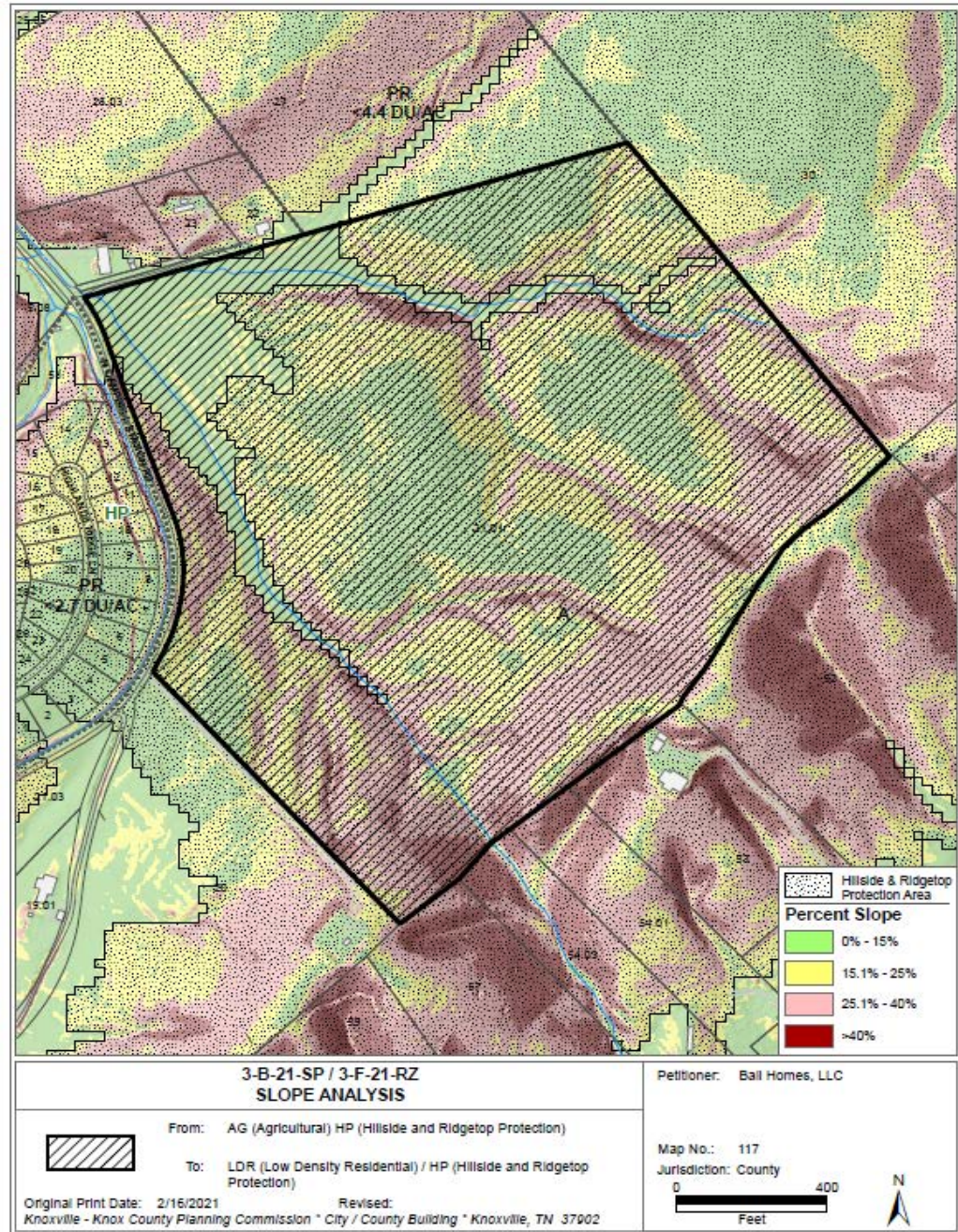
dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☐ OYP
☒ Rezoning

Ball Homes LLC.

Option Holder

Applicant Name

Affiliation

1/28/2021

3/11/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

3-F-21-RZ / 3-B-21-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Applicant ☐ Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Ryan M. Hickey

Ball Homes LLC.

Name

Company

1914 Pinnacle Pointe Way

Knoxville

TN

37922

Address

City

State

ZIP

865-862-4774

rhipkey@ballhomes.com

Phone

Email

CURRENT PROPERTY INFO

David & Nancy Caldwell

700 Dalen Products - Knoxville 37922

Owner Name (if different)

Owner Address

Owner Phone

0 N. Campbell Station Rd.

117 02101

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side N. Campbells Station Rd., southeast of Hardin
General Location Valley Rd.

60.98 acres

Tract Size

☐ City ☒ County 6th
District

A
Zoning District

Existing Land Use

Northwest County
Planning Sector

AG/HP
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- ☒ Zoning Change PR
Proposed Zoning

- ☒ Plan Amendment Change LDR
Proposed Plan Designation(s)

4.00 / acreNone Known

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

03255838.40

Fee 2

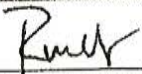
05271280.00

Fee 3

Total

\$7118.40**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Ball Homes LLC.

1/28/2021

Applicant Signature

Please Print

Date

865-862-4774rhickey@ballhomes.com

Phone Number

Email



Sherry Michienzi

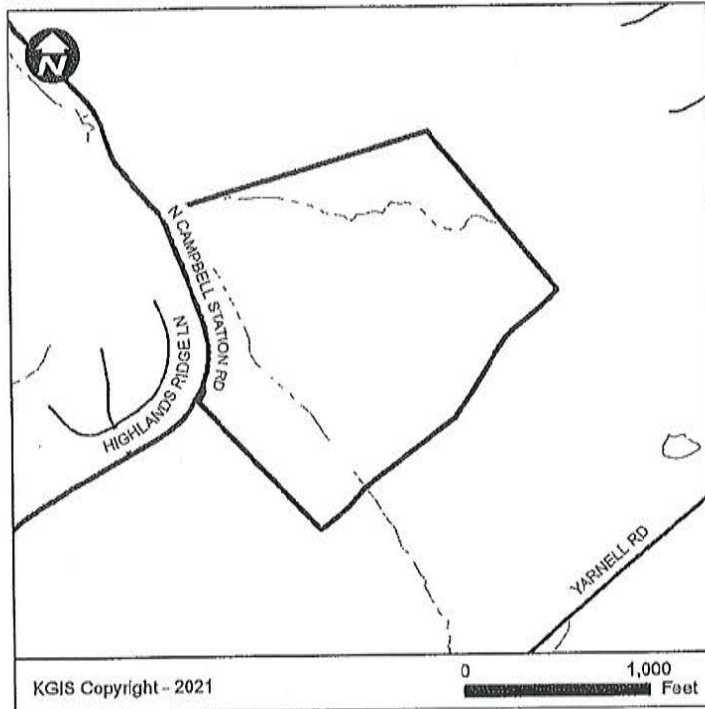
1/28/2021

Staff Signature

Please Print

Date

Parcel 117 02101 - Property Map and Details Report



Property Information

Parcel ID:	117 02101
Location Address:	0 N CAMPBELL STATION RD
CLT Map:	117
Insert:	
Group:	
Condo Letter:	
Parcel:	21.01
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	GREENBELT APP #A-3526
Rec. Acreage:	60.98
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20130129 - 0049454
Deed Type:	Deed:Gift Deed
Deed Date:	1/29/2013

Address Information

Site Address: 0 N CAMPBELL STATION RD
KNOXVILLE - 37932

Address Type: UNUSED LAND

Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

Political Districts

Voting Precinct:	62
Voting Location:	Hardin Valley School 11445 HARDIN VALLEY RD
TN State House:	89 Justin Lafferty
TN State Senate:	5 Randy McNally
County Commission:	6 Terry Hill
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
School Board:	6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

CALDWELL DAVID N & CALDWELL NANCY P
700 DALEN PRODUCTS INC
KNOXVILLE, TN 37932

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 59.05

Planning Sector: Northwest County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

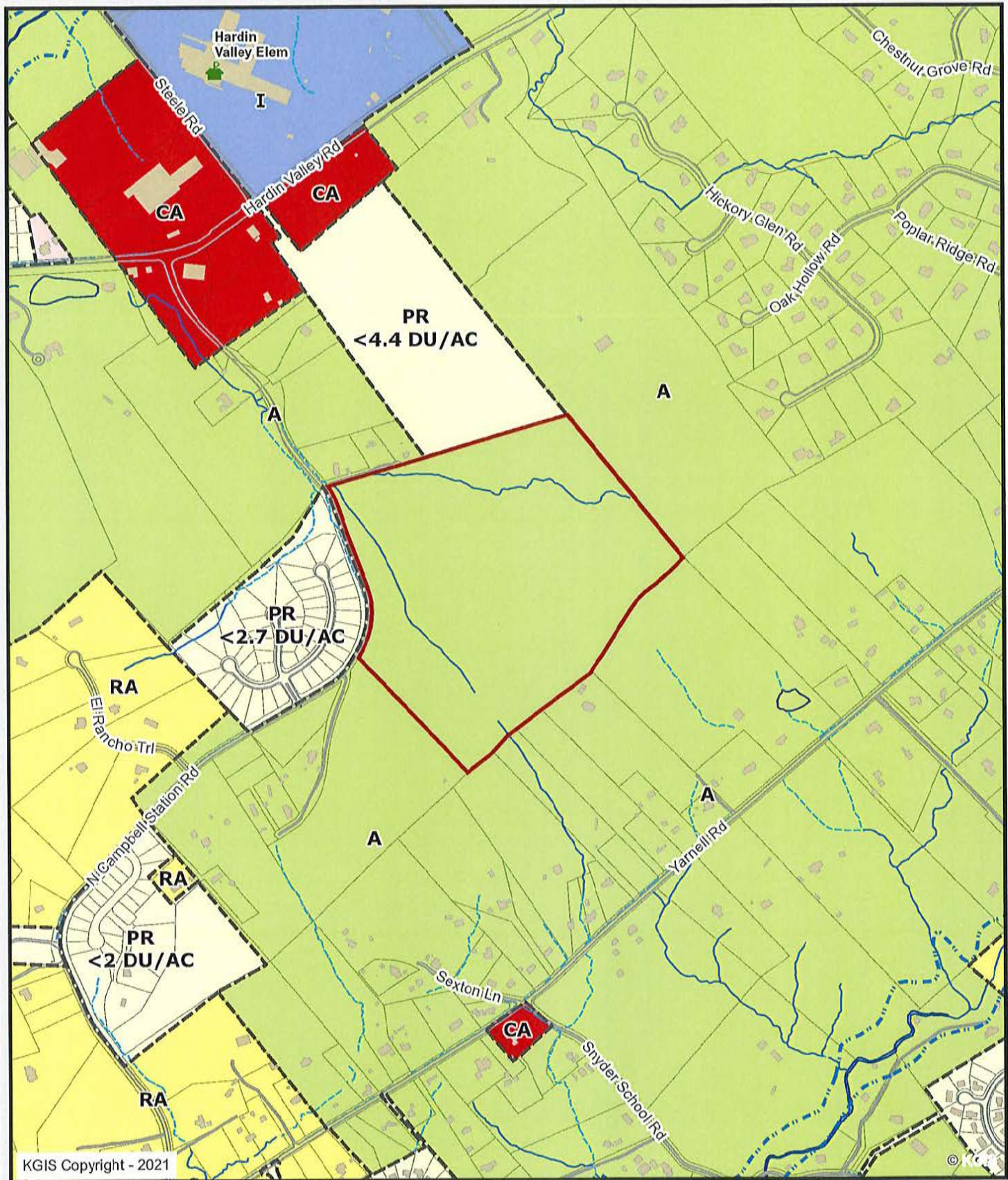
School Zones

Elementary:	HARDIN VALLEY ELEMENTARY
Intermediate:	
Middle:	HARDIN VALLEY MIDDLE
High:	HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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